



OVER 60?
Secure this property
for up to **59% less!**¹

Price

£425,000

Freehold

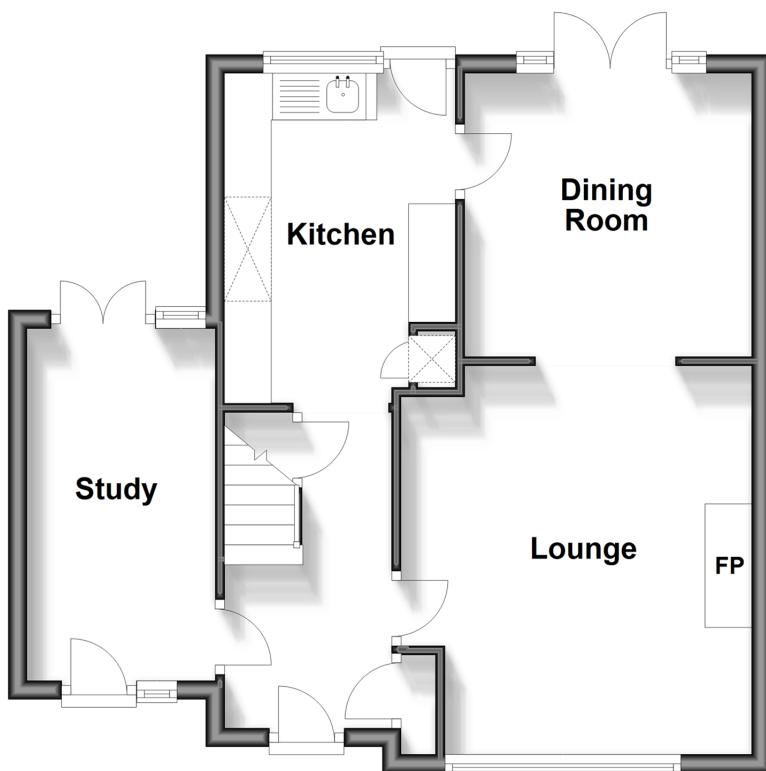
3x 1x 1x

**Abingdon Road,
Maidstone, Kent ME16**

Wards
Helping you move forwards

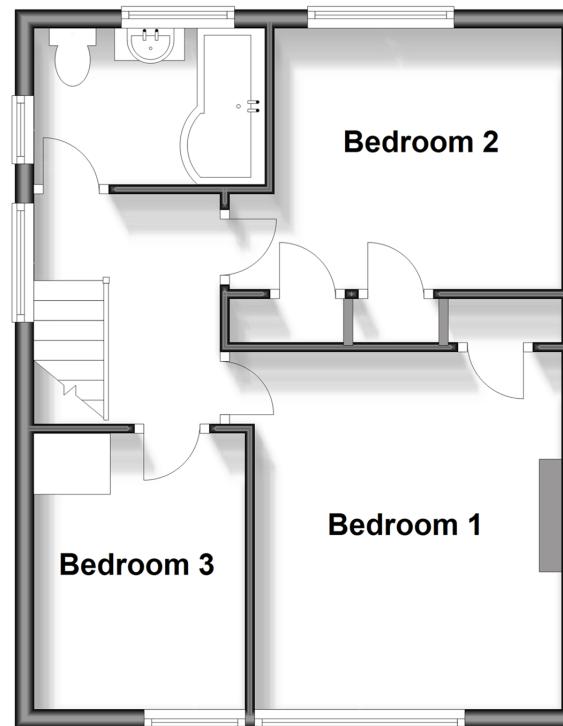
Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



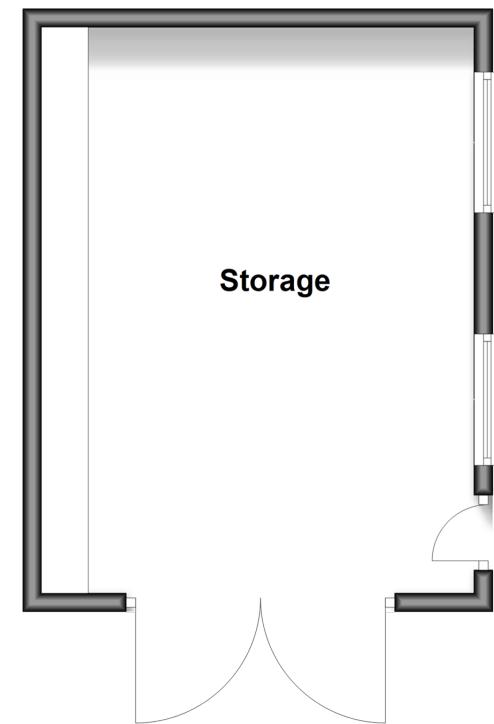
First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Outbuilding

Approx. 28.0 sq. metres (301.4 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Study: 13'5" x 6'7" (4.09m x 2.01m)
Lounge: 13'6" x 12'3" (4.12m x 3.74m)
Dining Room: 10'11" x 10'5" (3.33m x 3.18m)
Kitchen: 12'4" x 8'0" (3.76m x 2.44m)

FIRST FLOOR

Landing
Bedroom 1: 13'0" x 10'3" (3.97m x 3.13m)
Bedroom 2: 10'0" x 9'1" (3.05m x 2.77m)
Bedroom 3: 9'4" x 7'5" (2.85m x 2.26m)
Bathroom: 8'0" x 5'4" (2.44m x 1.63m)

OUTBUILDING

Storage: 19'6" (5.95m) narrowing to 17'0" (5.19m) x 15'1" (4.60m)

OUTSIDE

Rear Garden
Front Garden
Off Road Parking



Main features

- **Sought after location on a popular development**
- **2 front access points**
- **Prime location for commuting, close to the station, town centre and motorway**
- **Amazing outbuilding with electrics**
- **Local college with frequent buses and the hospital a short walk away**

Nearest Schools

Primary Schools: Barming Primary 0.4 miles, West Borough Primary 1.1 miles, St Francis' Catholic Primary, Maidstone 1.6 miles

Secondary Schools: Bower Grove School 0.9 miles

Transport Information

Train Stations: East Farleigh 0.3 miles, Barming 1.4 miles, Maidstone West 1.8 miles

Address

Abingdon Road, Maidstone, Kent ME16

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Maidstone Branch 01622 683737 ■ wardsofkent.co.uk



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING
CURRENT: F(30) POTENTIAL: E(49)
13158429/20240928/CV/CF